



# CASTLEROCK COMMUNITIES

## Notting Hill | Converse, TX



Welcome to Notting Hill, a vibrant community ideally located in Converse, TX, just 7 mile north of I-10 on FM 1516. This highly sought-after neighborhood is perfect for repeat and first-time homebuyers or anyone seeking a modern, affordable home. CastleRock Communities brings you beautifully designed homes with luxurious finishes and high-quality features that elevate your lifestyle. Notting Hill offers the best of both worlds: a peaceful suburban setting with easy access to the bustling city life. With quick commutes to major highways, including 1604, Loop 410, and I-35, getting around town is simple. Randolph Air Force Base and Fort Sam Houston are just a short drive away, making this community ideal for military personnel and professionals working in the area. We're excited to guide you through every step of your homebuilding journey!



### Notting Hill

Cobalt Series

07/01/26

#### One-Story Homes

#### Base Price

|                       |      |                                                                                                                                                      |           |
|-----------------------|------|------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Pine</a>  | 1167 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room area, optional covered patio                                                     | \$232,990 |
| <a href="#">Oak</a>   | 1365 | 3 bedrooms, 2 bathrooms, integrated kitchen and family area, formal dining, bedroom #3 or optional study and optional covered patio                  | \$243,990 |
| <a href="#">Pecan</a> | 1570 | 3 bedrooms, 2 bathrooms, massive family room and dining area combination, optional study in lieu of bedroom #3, and optional covered patio           | \$258,990 |
| <a href="#">Hazel</a> | 1633 | 4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio, and optional 2.5 or 3-car garage | \$263,990 |
| <a href="#">Maple</a> | 1689 | 3 bedrooms, 2.5 bathrooms, family room, integrated kitchen, breakfast and living area, formal dining, optional covered patio                         | \$266,990 |

#### Two-Story Homes

|                          |      |                                                                                                                                                                                                                             |           |
|--------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <a href="#">Mesquite</a> | 1963 | 3 bedrooms, 2.5 bathrooms, kitchen opened to family room, large dining area, optional covered patio                                                                                                                         | \$279,990 |
| <a href="#">Alder</a>    | 1996 | 4 bedrooms, 3 bathrooms, 2-story family room, integrated kitchen and dining area, 2nd floor game room and optional covered patio                                                                                            | \$282,990 |
| <a href="#">Ash</a>      | 2198 | 4 bedrooms, 2.5 bathrooms, family room, integrated kitchen and dining area, 2nd story game room and optional covered patio.                                                                                                 | \$292,990 |
| <a href="#">Hickory</a>  | 2334 | 4 bedrooms, 2.5 bathrooms, open concept family room, dining room, and kitchen with 2nd floor game room. Optional Features: 1/2-car and 3rd-car garage.                                                                      | \$302,990 |
| <a href="#">Willow</a>   | 2412 | 5 bedrooms, 3.5 bathrooms, open-concept family room, integrated kitchen & dining space, game room & covered patio. Optional features include extended covered patio, dual vanity at master bath, & 2.5-car or 3-car garage. | \$305,990 |



COMMUNITY BUILDER WITH A ROCK SOLID FOUNDATION

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Prices, plans, elevations, options, availability, included features and specifications are subject to change without notice. The specific features in a home may vary from home to home and from one community to another. We reserve the right to substitute equipment, materials, appliances and brand names with items of equal or greater, in our sole opinion, value. Stated lot sizes are "generic" and actual width will vary. Not an offer or solicitation to sell real estate property. Equal housing opportunity.



## Notting Hill

Cobalt Series

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| One-Story Homes               |      |                                                                                                                                                                                             | Base Price |
|-------------------------------|------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <a href="#">Frio</a>          | 1362 | 3 bedrooms, 2 bathrooms, huge family room, integrated kitchen and breakfast area, optional covered patio, optional study                                                                    | \$253,990  |
| <a href="#">Comal</a>         | 1604 | 3 bedrooms, 2 bathrooms, massive family room, integrated kitchen and breakfast area, formal dining, optional covered patio, optional study or bedroom #4                                    | \$269,990  |
| <a href="#">Aquila</a>        | 1772 | 3 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, and optional covered patio                                                                      | \$281,990  |
| <a href="#">Pedernales</a>    | 1800 | 4 bedrooms, 2 bathrooms, open concept family room, kitchen and dining area, optional study, optional covered patio                                                                          | \$283,990  |
| <a href="#">Sabine</a> *      | 1915 | 3 bedrooms, 2 bathrooms, integrated kitchen, dining and family room, home office, optional covered patio and optional master luxury bath<br><i>* Note: Requires 116' deep lot</i>           | \$299,990  |
| Two-Story Homes               |      |                                                                                                                                                                                             |            |
| <a href="#">Brazos</a>        | 2213 | 4 bedrooms, 3 bathrooms, integrated kitchen, dining & family room, and an upstairs bonus room. Optional features include covered patio, master luxury bath, master super shower, and study. | \$326,990  |
| <a href="#">Blanco</a>        | 2280 | 4 bedrooms, 2.5 bathrooms, open concept family room and kitchen, 2-story dining room, study, 2nd floor game room. Optional Features: covered patio and master luxury bath                   | \$327,990  |
| <a href="#">Rio Grande</a>    | 2507 | 4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study, 2nd floor game room, optional covered patio                                                   | \$336,990  |
| <a href="#">Trinity Model</a> | 2513 | 4 bedrooms, 2.5 bathrooms, 2-story family room, integrated kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio                            | \$337,990  |
| <a href="#">Concho</a>        | 2817 | 4 bedrooms, 3.5 bathrooms, open concept 2-story family room, kitchen and breakfast area, study or optional bedroom #5, 2nd floor game room, optional covered patio                          | \$366,990  |



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## Notting Hill

Cobalt Series Homes

### EXTERIOR DETAILS

- Beautifully designed elevations
- Brick on front elevation per plan
- Upgrade elevations available
- Class A, 25-year black shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot driveway with 3-foot privacy walk to entry
- Decorative black address numbers

### ELEGANT INTERIORS

- 9' ceiling heights in primary living areas and master per plan
- Square edge sheetrock corners throughout
- Raised panel interior doors with decorative casing
- Kwikset satin nickel finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of ceramic tile at entry, kitchen/breakfast, baths, and utility
- Carpet over 3/8-inch pad
- Choice of one-color interior with low-VOC paint
- Wood base throughout
- Nickel finish ceiling fan with light kit and oak-colored blades in family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- GE free-standing electric range, dishwasher and space saving microwave
- Birch cabinetry with flat panel doors
- 30" upper cabinets
- Ceramic tile backsplash
- 1/3 hp garbage disposal
- Granite countertops
- Stainless steel undermount single bowl sink with chrome faucet
- Flush-mounted LED down lighting at kitchen, per plan

### LUXURIOUS BATHS

- Bath cabinetry matches kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sinks (dual vanities per plan)
- Oversized soaker tub in master bath
- Master bath includes separate tub and shower with 3X6 white tile shower and tub surround over backerboard and a garden window
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder, per plan
- Elongated toilets throughout

### ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frame with argon gas
- Energy-efficient HVAC system with fresh air intake and media filter(s)
- Min R-38 blown fiberglass in attic areas above conditioned space
- Min R-13 fiberglass BATT insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Electric Heat Pump HVAC system with fresh air intake and media filter(s)
- Electric tanked water heater
- Passive attic ventilation per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspections

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Protective housing on exterior GFCI outlets
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell
- Pre-plumbed for water softener loop

### LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 2" caliper oak tree
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front, side, and rear yard
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device

### CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Professional decorator assistance with one 2-hour appointment
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

01/22/2026



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## Notting Hill

Cobalt Lite Series Homes

### EXTERIOR DETAILS

- Exclusive designed elevations
- Brick on front elevation, per plan
- Upgrade elevations available
- Two-tone exterior paint per program
- Class A, 25-year Black Shadow shingles
- Cementitious fiber cement siding, fascia, soffit & trim
- Insulated raised-panel fiberglass entry door
- Insulated steel garage door with pre-wire for automatic opener
- 3X3 broom finished concrete rear patio
- 16-foot-wide driveway with 3-foot-wide flatwork connecting home to garage
- Decorative black address numbers or cast stone address block per plan and elevation

### ELEGANT INTERIORS

- 9-foot ceiling heights in primary living areas and master per plan
- Square-edge sheetrock corners throughout
- Raised-panel interior doors with decorative casing
- Nickel finish door hardware
- Monterey drag texture at ceilings and walls
- Choice of one-color interior with PPG paint
- Shaw carpet at bedroom(s)
- Choice of LVP entry, kitchen/breakfast, family, baths, utility and other high traffic locations per plan/diagram see Sales for more details.
- Carpet over 3/8-inch pad
- Wood base throughout home
- Nickel finish ceiling fan with light kit and oak-colored blades
- at family room
- Kichler designer light fixtures

### CHEF'S KITCHEN

- GE free-standing electric range, dishwasher and space saving external venting microwave
- Birch cabinets 30-inch uppers and choice of colors
- Flush-mounted LED down lighting at kitchen per plan
- Hard-surface countertops
- Ceramic tile backsplash
- Stainless steel undermount single bowl sink with chrome faucet
- 1/3 HP garbage disposal

### LUXURIOUS BATHS

- Bath cabinetry will match kitchen selection
- Hard-surface countertops with square edge and undermount rectangular sink
- Super shower at master bath with 3x6 tile surround over backerboard
- Secondary bathtub/shower has 3X6 white tile over backerboard
- Flush-mounted LED down lighting at vanities
- Chrome bath accessories (faucets and hardware)
- White pedestal sink and decorative mirror at powder per plan
- Elongated toilets throughout

### ENERGY EFFICIENCY FEATURES

- Energy-efficient, dual-pane windows with LowE360 glass and vinyl frames with argon gas
- Electric Heat Pump HVAC system with fresh air intake and media filters(s)
- Electric tanked water heater sized per plan
- R-38 blown fiberglass in attic above conditioned space
- Min R-13 fiberglass batt insulation in 2x4 walls next to conditioned space, per plan
- Min R-19 fiberglass BATT insulation in 2x6 walls next to conditioned space, per plan
- Passive attic ventilation, per plan
- Poly seal on all base plate and wood penetrations to exterior
- Programmable thermostat(s)
- High-efficiency LED lighting throughout
- Water-saving shower heads and faucets
- Third-party insulation inspections

### ENGINEERING & ADVANCED COMFORT TECHNOLOGY

- Professionally engineered and designed post-tension foundations
- Engineered framing designs
- Smoke detectors in bedrooms and halls with battery back-up
- PEX water distribution system with main water shut-off valve
- Media outlet (data line & cable TV) at family room per plan
- Cable TV pre-wire at master and game room per plan
- Lighted front entry doorbell
- Pre-plumb for future water softener

### LANDSCAPING PACKAGE

- Eight 5-gallon shrubs in front yard
- One 2" caliper oak tree
- 6-foot privacy fence at rear yard with one gate
- Fully sodded front, side, and rear yard
- Rain diverters at exterior doors per plan
- Two exterior hose bibs per plan with anti-siphoning device

### CUSTOMER SERVICE HIGHLIGHTS

- One-year warranty for materials and workmanship
- Two-year warranty on mechanical systems (HVAC, Electrical, Plumbing)
- Six-year structural component warranty
- Pre-start meeting with our team
- Pre-sheetrock meeting with our team
- Pre-move in orientation meeting with construction manager

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### Notting Hill

8902 Grand Western, Converse, TX 78109  
Phone: 210-714-3319

#### Property Tax Information

|                                   |        |
|-----------------------------------|--------|
| Total Tax Rate (before homestead) | \$2.05 |
| Total Tax Rate (after homestead)  | \$1.77 |

#### Homeowner's Association

|                                    |              |
|------------------------------------|--------------|
| Notting Hill Community Association | \$450/year   |
| c/o Alamo Management Group         | 210-485-4088 |

#### Emergency Numbers

|           |     |
|-----------|-----|
| Emergency | 911 |
|-----------|-----|

#### Medical Facilities

|                                      |              |
|--------------------------------------|--------------|
| Baptist Medical Center(5 SA Centers) | 210-297-7000 |
| Brooke Army Medical Center           | 210-916-3400 |
| Northeast Methodist Hospital         | 210-757-7000 |
| University Health System             | 210-358-8081 |

#### Area Churches

New Life Baptist  
Catholic Church of Converse  
Northeast Hispanic Baptist Church  
Catholic Church of Converse  
Northeast Hispanic Baptist Church

#### Local Utility/Service Providers

|                                         |              |
|-----------------------------------------|--------------|
| CPS (Electric)                          | 210-353-2222 |
| SAWS (Water)                            | 210-702-7297 |
| AT&T (Landline/Cell, Internet, TV)      | 800-288-2020 |
| Spectrum                                | 210-244-0500 |
| Converse Utilities (Trash/Recycle Only) | 210-658-1965 |

#### Public Services

|                                   |              |
|-----------------------------------|--------------|
| Texas Department of Motor Vehicle | 888-368-4689 |
| US Post Office                    | 210-658-2159 |
| Converse Library                  | 210-659-4160 |

#### Community Schools

|                              |              |
|------------------------------|--------------|
| Traditions Elementary School | 210-662-1700 |
| Heritage Middle School       | 210-648-4546 |
| East Central High School     | 210-649-2951 |
| ECISD District Office        | 210-648-7861 |

#### Community Colleges

|                           |              |
|---------------------------|--------------|
| San Antonio College (SAC) | 210-486-0000 |
| St. Phillips College      | 210-222-0911 |
| Our Lady of the Lake      | 210-431-4022 |

#### Universities

|                            |              |
|----------------------------|--------------|
| University Incarnate Word  | 210-829-6000 |
| University of Texas (UTSA) | 210-458-4011 |
| Texas A&M University (SA)  | 210-932-6299 |
| St. Mary's University      | 210-436-3011 |

#### Private Schools-Daycares

Child Care Avenue  
Room to Grow Child Development  
La Petite Academy

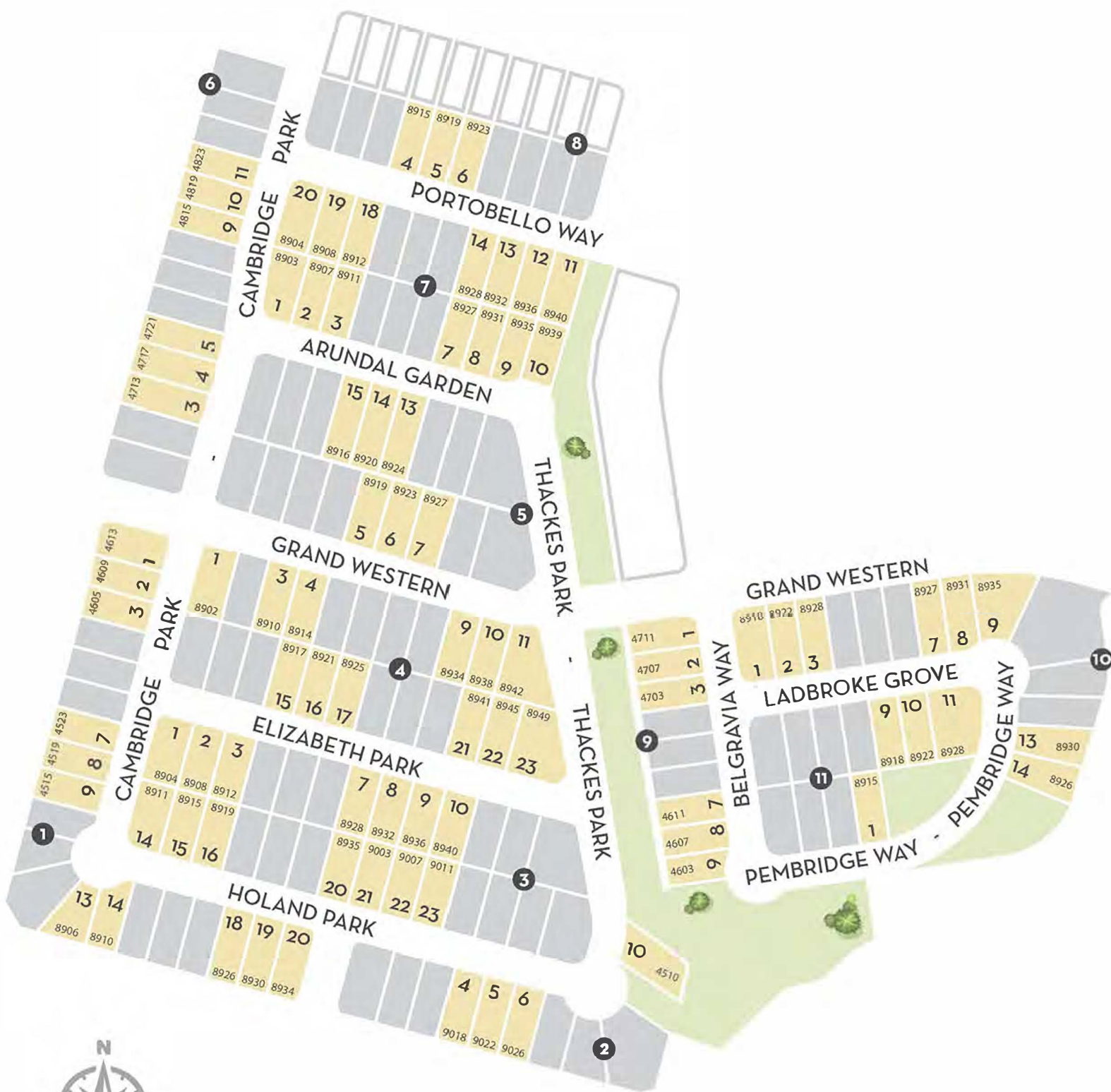
#### Shopping/Retail

Forum Shopping Center  
Rolling Oaks Mall  
Costco/Sam's Club  
Home Depot  
Lowe's  
H-E-B  
Wal-Mart

#### Military Bases

Randolf AFB  
Ft. Sam Army Base  
Lackland AFB





● INVENTORY

● AVAILABLE

● SOLD

● CLOSED







# NOTTING HILL



● INVENTORY

● AVAILABLE

● SOLD

● CLOSED

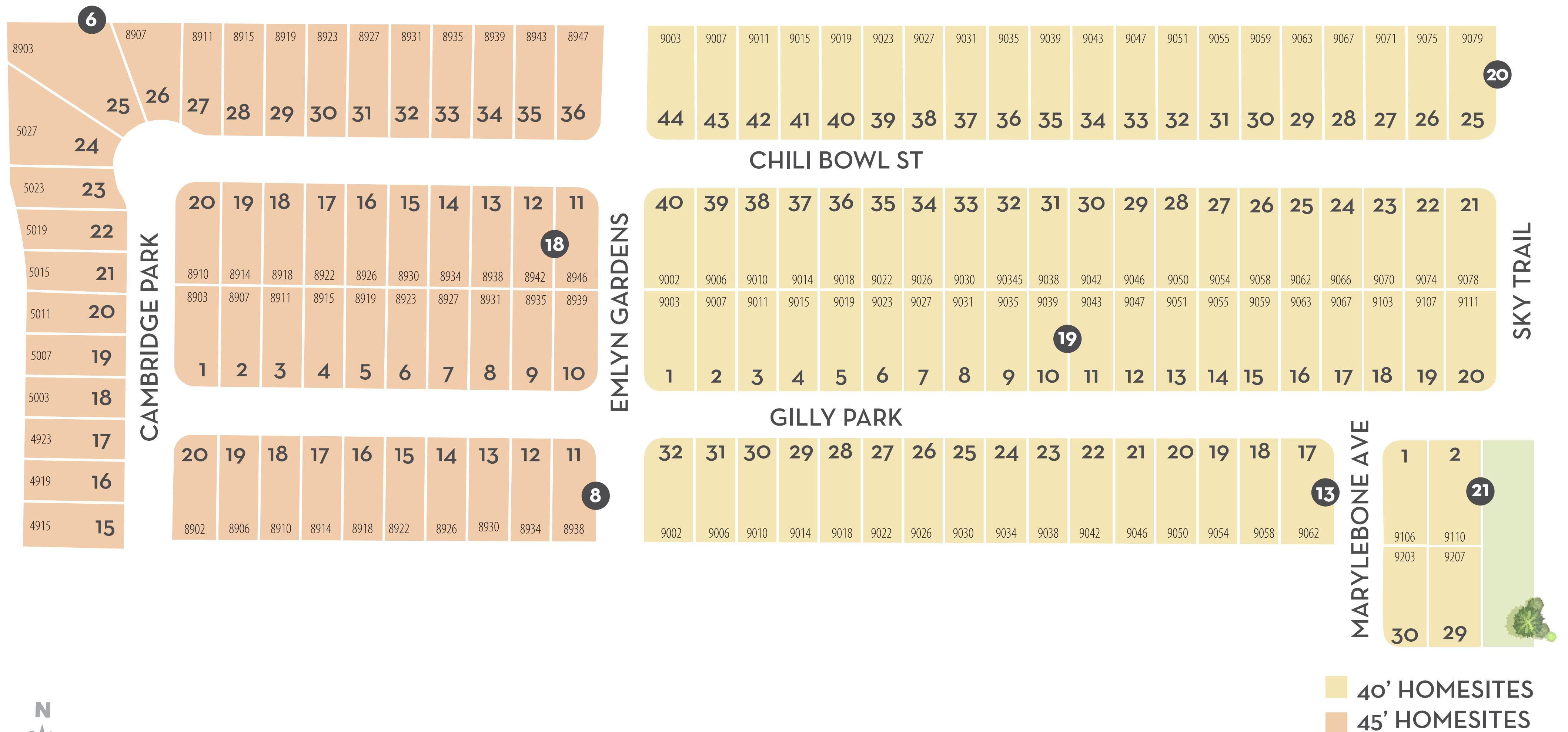






# CASTLEROCK COMMUNITIES

# NOTTING HILL SECTION 3 & 4



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The builder reserves the right in its sole discretion to make changes or modifications to maps, plans, and specifications without notice. All maps, plans, landscaping, and elevation renderings are artist's conceptions and not to scale.



# CASTLEROCK COMMUNITIES

## QUALITY AND SUSTAINABILITY UNDER ONE ROOF

Today, it is easier than ever to live sustainably without sacrificing style. Throughout our many years of business, our buyers have trusted us to build safe, high-quality homes with them and their families' well-being in mind. CastleRock makes it possible to create a home that is beautiful, comfortable, and eco-friendly.



## INSPIRED BY YOU

CastleRock was founded with one goal in mind; to build sustainable homes that reflect your true essence. Our team is committed to providing superior service with passionate execution, using your life, your personality and your dreams as the building block for your future home.

## BUILDING A BETTER HOME

From energy and water efficiency to construction durability and an improved indoor environment, we are building homes that are better for you, your wallet, and the planet. Unique design elements combined with our modern features give every room in your home a luxurious feel that will last a lifetime.



## YOUR HOME IS YOUR CASTLE

We believe this old adage remains more applicable today than ever before. Our homes are designed to create unique opportunities for our customers to satisfy their lifestyle needs. In a time of practicality, we continue to focus on adding unexpected flair. Variety of choices remains a key driver in our offering decisions in both our home plans and communities.



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